



## ADMINISTRATIVE ADJUSTMENT OF STANDARDS (AAS) NARRATIVE

Gateway  
Senior Housing

01/26/2016

SITE  
DEVELOPMENT  
PERMIT

THE WOLFF  
COMPANY

The Issaquah Gateway Senior Housing development is requesting an Administrative Adjustment of Standards in accordance with Section 6.3 of the Central Issaquah Development and Design Standards. The standards that we are requesting adjustment on, and the applicable criteria are as follows:

### A. Parkway standards for Newport Way

The improvement to Newport Way NW are proposed to be configured differently than shown in the Classification Descriptions while maintaining a consistency with the intent of CIDDS. The proposed configuration includes a decrease travel lane width to no less than 10 feet, a reduced landscaping median to no less than 8 feet together with the combined sidewalk and multi-use regional trail with a width of no less than 10 feet, which meet the following approval criteria:

1. Vision: The proposed road section is consistent with the intent of the standards for the Parkway together with the Mountains to Sound Greenway multi-use trail providing for a scenic arterial including bike lanes, landscaping and trail.
2. Access: The proposed road section will not create any significant adverse impacts to abutting properties or rights-of-way and will improve access for vehicular ingress/egress at the intersection of NW Pine Cone Drive and Newport Way NW.
3. Compatibility: The proposed road section will provide the capacity, modes and character and of both the Parkway standard together with the multi-use trail. The bike lanes will be maintained in addition to the multi-use regional trail, which will afford the trail more for recreational and pedestrian uses.
4. Sufficient Reason: Due to site constraints along the corridor within and beyond the frontage, an adjustment of standards is necessary to maintain and develop a consistent road section.
5. Safety: The proposed adjustment of standards will not negatively impact public safety and operation. The reduced lane widths will minimize the crossing distances at the intersection of NW Pine Cone Drive and Newport Way NW.



Gateway Senior Housing  
AAS Narrative – Page 2  
1.26.2016

6. Services and Maintenance: The width of both the travel lanes and the trail are sufficient for service and maintenance vehicles.
7. Priorities: The proposed road section provides the required elements of a Parkway and multi-use trail including the travel and bike lanes, landscaping to buffer the pedestrians from traffic.